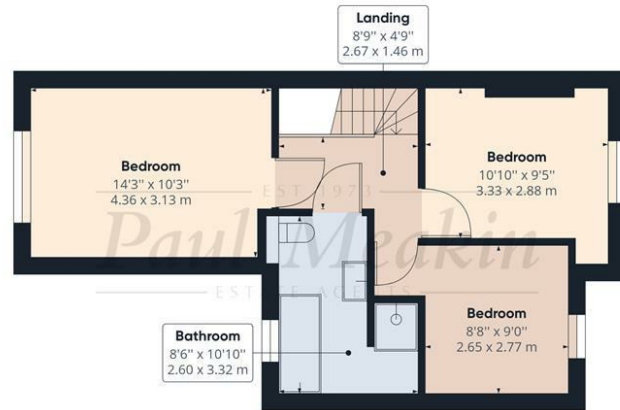




Ground Floor Building 1



Floor 1 Building 1

Paul Meakin
 ESTATE AGENTS

Approximate total area⁽¹⁾
 921.53 ft²
 85.61 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

EST 1973
Paul Meakin
 ESTATE AGENTS

Guide Price £550,000 Haling Road, South Croydon, CR2 6HS

Paul Meakin are delighted to welcome to the market this stunning three bedroom semi-detached house in the heart of South Croydon. The owners have spent a considerable amount of time and money transforming this property into a beautiful show home.

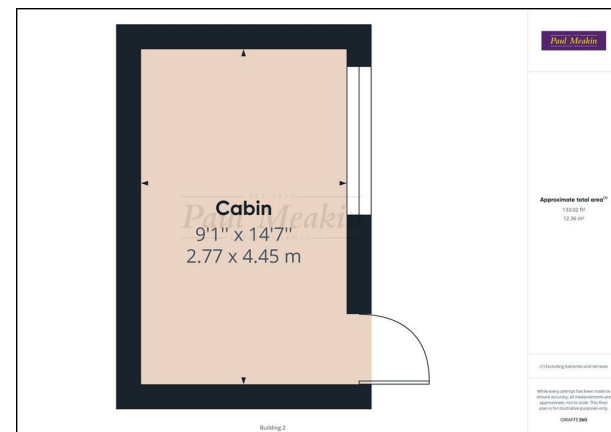
The property benefits from a bright and airy open plan kitchen / living / dining area which is enhanced by the stylish décor, contemporary touches, feature fireplace and Sonos in room speakers. The bespoke kitchen is bright and airy and provides space for all your appliances as well as benefitting from underfloor heating.

The first floor comprises of three good sized bedrooms with ample storage and a bespoke family bathroom with high end finishes and underfloor heating. Externally there is a level garden which is perfect for entertaining family and friends whilst providing lots of space for al fresco dining. With the additional bonus of a cabin, ideal for either a gym or additional storage. There is off street parking and an electric car charging point at the front of the property.

This property is conveniently located for South Croydon train station with links into London Victoria via East Croydon every 30 minutes. As well as frequent bus services and easy access to a variety of shops and local amenities.

epc rating C
 The property is Freehold, Croydon Council tax band D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
 103.22 ft²
 9.54 m²

(1) Excluding balconies and terraces.

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TAX BAND: D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- 3 Bedroom Semi-Detached House
- Recently Refurbished
- Spacious open plan living
- Contemporary integrated kitchen
- Two double bedrooms and a good sized single bedroom
- Bespoke bathroom
- Garden with cabin
- Driveway parking
- Walking distance to South Croydon station
- Another property entrusted to Paul Meakin Estate Agents

